

ASSUMPTION WARRANTY DEED

BOOK 308 PAGE 660

FOR AND IN CONSIDERATION of the sum of ten dollars
(\$10.00), cash in hand paid, and other good and valuable
consideration, including the assumption of an indebtedness
hereinafter set forth, I, the undersigned, Nita Lynn
Richards, do hereby convey and warrant unto

BOBBY NEIL SUMMERFORD

the following described land, in DeSoto County,
Mississippi, to wit:

Lot No. 31 of Ingrams Mill Acres, Phase II, on Section
28, Township 2 South, Range 5 West, DeSoto County,
Mississippi, according to plat of said section recorded
in Plat Book No. 37 at page 27 of the records of the
Clerk of the Chancery Court of DeSoto County,
Mississippi; containing 6.15 acres, more or less.

The land herein conveyed is subject to that certain
purchase money deed of trust dated February 16, 1995
executed by Nita Lynn Richards for the benefit of Sidney
Lanier Hurdle, Jr., said deed of trust recorded in Trust
Deed Book No. 780 at page 301 of the records of the Clerk of
the Chancery Court of DeSoto County, MS, which said deed of
trust provides for the payment of monthly installments to be
paid and certain and other conditions and obligations to be
met and performed by the maker thereof.

It is a part of the consideration for this deed, and
the grantee agrees, and the grantee above named, executes
this deed in order to signify his agreement thereto, that
he, the said grantee, by this deed is held and firmly bound
to assume, pay and discharge and fully perform all the
obligations contained in the promissory note secured by the
aforementioned deed of trust and to perform the obligations
in the deed of trust themselves, which deed of trust and
note is incorporated herein by reference and the said
grantee herein covenants for himself, his heirs, executors,
administrators and assigns, to well and truly pay each and
every installment and payment required by the said note,

until both principal and interest are paid in full and to perform the other obligations contained in said deed of trust as fully and completely as if he, the said grantee, had made and executed the said promissory note and deed of trust himself.

The grantor covenants that the payments upon the notes secured by the aforementioned deed of trust is in a current condition and the grantee agrees to assume and begin payment upon the said notes with the payment due on December 1, 1996.

The warranty herein is subject to easements for public roads and utilities, easements for utilities and drainage on both sides of the division lines of the lots and long the right-of-ways for all public roads shown on said plat; DeSoto County Health Department restrictions, protective covenants and restrictions of record of Ingrams Mill Acres, Phase II, and 1996 DeSoto County land taxes which are to be prorated.

WITNESS OUR SIGNATURES, this 13th day of November, 1996.

Nita Lynn Richards
NITA LYNN RICHARDS
GRANTOR

Bobby Neil Summerford
BOBBY NEIL SUMMERFORD
GRANTEE

STATE OF MISSISSIPPI

COUNTY OF Marshall

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 13th day of November, 1996, within my jurisdiction, the within named Nita Lynn Richards who acknowledged that she executed the above and foregoing Assumption Warranty Deed.

Phyllis G. Johnson
NOTARY PUBLIC



STATE OF MISSISSIPPI

COUNTY OF Marshall

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 13th day of November, 1996, within my jurisdiction, the within named Bobby Neil Summerford who acknowledged that he executed the above and foregoing Assumption Warranty



Phyllis G. Johnson
NOTARY PUBLIC

My commission expires: 2-5-97

GRANTOR:

Nita Lynn Richards
P.O. Box 100
Victoria, MS 38679
901/370-0385
Same

GRANTEE:

Bobby Neil Summerford
1610 Jason Way
Byhalia, MS 38611
601/851-7161
Same

Index instruction: Lot No. 31 of Ingrams Mill Acres, Phase II

***No Title Search Requested or Performed by D. Rook Moore, III.

THIS INSTRUMENT PREPARED BY:
D. ROOK MOORE III
P.O. BOX 356
HOLLY SPRINGS, MS 38635
601/252-2252

STATE MS.-DESO TO CO.
FILED
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Nov 13 11 20 AM '96

BK 308 PG 660
W.E. DAVIS CH. CLK.